

**RECOMMENDATION OF THE**  
**URBAN COUNTY PLANNING COMMISSION**  
**OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

**IN RE: PLN-MAR-25-00013: SCOTTY BAESLER** – a petition for a zone map amendment from Agricultural- Rural (A-R) zone to a Medium Density Residential (R-4) zone and a Light Industrial (I-1) for 65.69 net (73.72 gross) acres for properties located at 200, 201, 250, 251, & 301 Canebrake Drive. (Council District 12)

Having considered the above matter on **November 20, 2025**, at a Public Hearing, and having voted **8-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL** of this matter for the following reasons:

1. The proposed Medium Density Residential (R-4) zone and Light Industrial (I-1) zone are in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
  - a. The request will help meet an increase in the demand for housing by increasing the number of units and providing a variety of housing types (Theme A, Goal #1.a, #1.b and #1.d).
  - b. The request would create opportunity for business and job growth (Theme C, Goal #2.a).
  - c. The request would improve Lexington's transportation network by providing for pedestrian, bicycle and vehicular improvements that comply with Complete Streets and UGMP standards (Theme A, Goal #3.d; Theme D, Goal #1.a, #1.b, and #1.d).
2. The proposal is in agreement with the Policies of the 2045 Comprehensive Plan for the following reasons:
  - a. The request provides a variety of housing types (Design Policy #8).
  - b. By mapping the previously unmapped area, the applicant has taken significant measures to provide adequate spacing from environmentally sensitive areas (Protection Policy #2).
  - c. The proposal provides infrastructure for a variety of transportation modes (Design Policy #1, #5 and #6).
3. The proposal is in compliance with the Urban Growth Master Plan, an adopted element of the 2045 Comprehensive Plan, for the following reasons:
  - a. The request is in agreement with the Land Use element of the plan, which calls for Industrial and Medium-Density Residential Development within this area.
  - b. The request provides 100-foot buffer to properties outside of the Urban Services Area (Regulating Plan Section 1.d).
  - c. The request provides rear access to single-family and duplex residential structures limiting curb-cuts (Regulating Plan Section 3.a.4).
  - d. The proposed layout incorporates the Boulevard style roadway improvements to Canebrake Drive (Regulating Plan Section 3.a.1).
4. The justification statement and corollary development plan are in agreement with the Development Criteria of the 2045 Comprehensive Plan for the following reasons:
  - a. The proposed development meets the criteria for Land Use is located in an area with convenient access to a significant freight network (C-LI9-1) and increases opportunities for industry and special trade employment (C-PS8-1).

- b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability, as the request provides connected streets and alleyways for pedestrians, cyclists and motorists (A-DS4-1) and creates a walkable streetscape (A-DS5-2).
  - c. The request meets the criteria for Environmental Sustainability and Resiliency, as the request does not impact any environmentally sensitive areas (B-PR-2-1) and increases tree canopy (B-RE1-1).
  - d. The proposal meets the criteria for Site Design, as the development orients parking areas to the rear for non-residential and multi-family uses (A-DS7-1) which reduces the number of vehicle/pedestrian conflict points and helps to promote pedestrian-oriented, activated streetscapes (A-DS5-4).
  - e. The plan meets the criteria for Building Form, as the request orients the buildings to maximize connections to the street (A-DS5-3) and is scaled appropriately for the area (A-DS4-2).
5. This recommendation is made subject to approval and certification of **PLN-MJDP-25-00050: CANEBRAKE SUBDIVISION UNIT 1 (BAESLER PROPERTY)** prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

ATTEST: This 5<sup>th</sup> day of January, 2026.

  
Secretary, Jim Duncan

ZACH DAVIS  
CHAIR

KRS 100.211(7) requires that the Council take action on this request by February 18, 2026.

Note: The corollary development plan, **PLN-MJDP-25-00050: CANEBRAKE SUBDIVISION UNIT 1 (BAESLER PROPERTY)** was approved by the Planning Commission on November 20, 2025 and certified on December 4, 2025.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Nick Nickolson, for the applicant.**

**OBJECTORS**

- None

**OBJECTIONS**

- None

**VOTES WERE AS FOLLOWS:**

AYES:	(8)	Barksdale, J. Davis, Z. Davis, Forester, Michler, Owens, Penn, and Wilson
NAYS:	(0)	
ABSENT:	(3)	M. Davis, Nicol and Worth
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL** of **PLN-MAR-25-00013** carried.

Enclosures:   Application  
                  Justification  
                  Supplemental Justification  
                  Legal Description  
                  Property Map  
                  Development Snapshot  
                  Staff Report  
                  Supplemental Staff Report  
                  Applicable excerpts of minutes of above meeting